

**DRAFT Minutes of the Planning Commission Regular Meeting of Tuesday, February 21, 2017**

**Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA**

**CALL TO ORDER 7:00 P.M.**

**ROLL CALL**

Planning Commission members Present: McCune, Mates, Simpson, Goldfarb, Chamberlin

Planning Commission members Absent: MacDonald, Majeski

Staff Present: Community Development Director de Melo, Principal Planner DiDonato, Senior Planner Gill, Administrative Assistant Turning

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Mary Ridge spoke regarding several unfortunate issues she's encountered over the years living in Belmont.

**CONSENT CALENDAR**

Draft Planning Commission Minutes of 1/3/17 were moved to the next Planning Commission Meeting.

**MOTION BY COMMISSIONER SIMPSON SECONDED BY COMMISSIONER MATES TO APPROVE THE MINUTES OF 1/17/17.**

**MOTION PASSED 5/0/2**

**PUBLIC HEARING**

**344 MALCOLM AVENUE**

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project; several commissioners had visited the site, no conclusions were made.

Commissioner Mates recused herself as she lives within 500 feet of the project.

Senior Planner Gill summarized the staff report. Applicant, Dale Meyer responded to questions of the Commission.

There were no requests from the public to speak on this item, Chair McCune closed the Public Hearing.

Commission discussion ensued.

Planning Commission Meeting Minutes of 2/21/17

**ACTION: ON A MOTION BY COMMISSIONER GOLDFARB SECONDED BY COMMISSIONER SIMPSON TO MOVE THE RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING A SINGLE FAMILY DESIGN REVIEW AT 344 MALCOLM AVENUE (APPL. NO. 2016-0082)**

**AYES: GOLDFARB, SIMPSON, CHAMBERLIN, MCCUNE**

**NOES: NONE**

**RECUSED: MATES**

**ABSENT: MACDONALD, MAJESKI**

**PASSED: 4/0/1/2**

**RESOLUTION 2017-0007**

### **608 HILLER STREET**

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project; several commissioners had visited the site, no conclusions were made.

Principal Planner DiDonato summarized the Staff Report responding to questions of the Commission. Owner Bella Chan addressed the Commission regarding the design of the project.

Brian Smith, Resident, spoke regarding privacy concerns. Chair McCune closed the Public Hearing.

Commission discussion ensued.

The Commission discussion indicated concerns with approval of the project based on architectural and bulk/massing concerns. Owner Chan was in agreement to continue the item to a date uncertain.

**ACTION: ON A MOTION BY COMMISSIONER SIMPSON SECONDED BY COMMISSIONER GOLDFARB TO CONTINUE THE ITEM TO A DATE UNCERTAIN TO REDUCE BULK TO THE SECOND FLOOR ADDITION**

**AYES: SIMPSON, GOLDFARB, MATES, CHAMBERLIN, MCCUNE**

**NOES: NONE**

**ABSENT: MACDONALD, MAJESKI**

**PASSED: 5/0/2**

### **STUDY SESSION**

#### **Introduction of Phase I / Interim Zoning – 2035 General Plan Update Project**

Consultant, Michael Dyett provided an overview of the Staff Report outlining the objectives for the Study Session and answering questions of the Commission.

Several requests to speak were received from the Public. Lisa Scotch for Jennifer Schwartz, Sarah Feldman, Brian Marshall, Annette Garcia, Lisa Scotch, Tom Maloney, David Miles, and Mary Morrissey Parden spoke regarding the benefits an ice rink provides to a community, encouraging the appropriate zoning for an ice rink in Belmont. Chair McCune closed the Public Hearing.

Commission discussion ensued.

Comments were provided to Staff from the Commission.

Community Development Director, de Melo encouraged the Public and Commission to contact staff with further questions and recommendations.

No Action was taken, Study Session only.

**ADJOURNMENT at this time, being 10:00 PM.**

Colleen Turning  
Recording Secretary

Meeting televised and web streamed.